

022.0

0001

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

USE VALUE:

1,065,500 / 1,065,500

ASSESSED:

1,065,500 / 1,065,500


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
12		VILLAGE LN, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: BUCKHOLTZ JOSHUA & ASHLEY N	
Owner 2:	
Owner 3:	

 Street 1: 12 VILLAGE LANE  
 Street 2:

Twn/City: ARLINGTON

 St/Prov: MA Cntry: Own Occ: Y  
 Postal: 02474 Type:

PREVIOUS OWNER

 Owner 1: HAWKINSON KARIN -  
 Owner 2: -

Street 1: 12 VILLAGE LANE

Twn/City: ARLINGTON

 St/Prov: MA Cntry: Own Occ: Y  
 Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 5,883 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Brick Veneer Exterior and 1989 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5883		Sq. Ft.	Site		0	85.	0.91	2			Med. Tr	-10					456,314						456,300	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5883.000	609,200		456,300	1,065,500		14433
							GIS Ref
							GIS Ref
							Insp Date
							04/05/18

Total Card	0.135	609,200	456,300	1,065,500	Entered Lot Size
Total Parcel	0.135	609,200	456,300	1,065,500	Total Land:

Source:	Market Adj Cost	Total Value per SQ unit /Card:	535.70	/Parcel:	535.7	Land Unit Type:
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Parcel ID: 022.0-0001-0001.0

!1829!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	608,900	0	5,883.	456,300	1,065,200	1,065,200	Year End Roll	12/18/2019
2019	101	FV	457,500	0	5,883.	590,500	1,048,000	1,048,000	Year End Roll	1/3/2019
2018	101	FV	457,500	0	5,883.	375,800	833,300	833,300	Year End Roll	12/20/2017
2017	101	FV	457,500	0	5,883.	343,600	801,100	801,100	Year End Roll	1/3/2017
2016	101	FV	457,500	0	5,883.	279,200	736,700	736,700	Year End	1/4/2016
2015	101	FV	439,300	0	5,883.	279,200	718,500	718,500	Year End Roll	12/11/2014
2014	101	FV	427,600	0	5,883.	254,500	682,100	682,100	Year End Roll	12/16/2013
2013	101	FV	427,600	0	5,883.	242,100	669,700	669,700		12/13/2012

PRINT

Date

Time

12/10/20

17:23:14

LAST REV

Date

Time

05/07/18

14:30:30

ASR Map

ekelly

1829

Fact Dist

Reval Dist

Year

LandReason

BldReason

CivilDistrict

Ratio

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>												
Type: 6	Colonial			Full Bath: 2	Rating: Very Good											39								
Sty Ht: 2A	- 2 Sty +Attic			A Bath:	Rating:																			
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																			
Foundation: 3	- BrickorStone			A 3QBth:	Rating:																			
Frame: 1	- Wood			1/2 Bath: 1	Rating: Very Good																			
Prime Wall: 8	- Brick Veneer			A HBth:	Rating:																			
Sec Wall:		%		OthrFix:	Rating:																			
Roof Struct: 1	- Gable			<b>OTHER FEATURES</b>																				
Roof Cover: 6	- Wood Shingle			Kits: 1	Rating: Very Good																			
Color: BRICK				A Kits:	Rating:																			
View / Desir:				Frl: 1	Rating: Very Good																			
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:																			
Grade: B	- Good			<b>CONDOS INFORMATION</b>																				
Year Blt: 1929	Eff Yr Blt:			Location:																				
Alt LUC:				Total Units:																				
Jurisdct:				Floor:																				
Const Mod:				% Own:																				
Lump Sum Adj:				Name:																				
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>								<b>REMODELING</b>				<b>RES BREAKDOWN</b>								
Avg Ht/FL:	STD			Phys Cond: VG	- Very Good	4.6	%					No Unit	RMS	BRS	FL									
Prim Int Wall:	2 - Plaster			Functional:		%						1	8	4										
Sec Int Wall:		%		Economic:		%																		
Partition:	T - Typical			Special:		%																		
Prim Floors:	3 - Hardwood			Override:		%																		
Sec Floors:		%		Total:	4.6	%																		
Bsmnt Flr:	12 - Concrete			<b>CALC SUMMARY</b>								<b>COMPARABLE SALES</b>												
Subfloor:				Basic \$ / SQ:	125.00							Rate	Parcel ID	Typ	Date	Sale Price								
Bsmnt Gar:				Size Adj.:	1.21089745																			
Electric:	3 - Typical			Const Adj.:	1.03998995																			
Insulation:	2 - Typical			Adj \$ / SQ:	157.415																			
Int vs Ext:	S			Other Features:	114000																			
Heat Fuel:	1 - Oil			Grade Factor:	1.33																			
Heat Type:	5 - Steam			NBHD Inf:	1.00000000																			
# Heat Sys:	1			NBHD Mod:																				
% Heated:	100			LUC Factor:	1.00																			
Solar HW:	NO			Adj Total:	638547																			
% Com Wall:				Depreciation:	29373																			
				Depreciated Total:	609174																			
<b>MOBILE HOME</b>				Make:				Serial #:				Year:			Color:									
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 022.0-0001-0001.0												<b>IMAGE</b>								
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value						
2	Frame Shed	D	Y		18X8	A	AV	1990	0.00	T	23.2	101												
More: N	Total Yard Items:				Total Special Features:				Total:															